



**City of Coconut Creek
Planning and Zoning Board Meeting
October 11, 2017
Minutes – Excerpt**

- 5. LEDER HILLSBORO PCD:** A REZONING APPLICATION FROM COMMUNITY SHOPPING (B-3) TO PLANNED COMMERCE DISTRICT (PCD) TO PROVIDE FOR A SELF-STORAGE FACILITY AND PET LODGE LOCATED ON THE NORTH SIDE OF HILLSBORO BOULEVARD, BETWEEN LYONS ROAD AND FLORIDA'S TURNPIKE. (QUASI-JUDICIAL)(PUBLIC HEARING)

Chair Chase noted that Agenda Items 5, 6, 7, and 8 were companion items and could be heard together. There were no objections from the Board or the Applicant to hear the items together. Assistant City Attorney Lewis asked if there were any disclosures and/or ex parte communications from the Board, and the Board stated there were none.

Mr. Stoudenmire read the staff reports for Agenda Items 5, 6, 7, and 8 into the record. He reminded the Board of the City's visioning project along the Hillsboro Corridor and noted that this redevelopment project was consistent with the vision.

Dennis Mele of Greenspoon Marder, on behalf of the Applicant, introduced himself and began a *PowerPoint* presentation. He spoke about the existing *Sherwin Williams* store on the site and noted that the building façade would be improved to be consistent with the architecture of the newly proposed buildings. He gave an overview of the property location and history. He spoke about the community outreach conducted by the Applicant to the surrounding property owners. He discussed the special land use regulations for animal boarding facilities and noted that the proposed pet lodge met all of the requirements. Mr. Mele spoke about the self-storage facility and consistency with the design elements of the Hillsboro Boulevard Corridor Visioning. Discussion ensued regarding several features of the pet lodge and the architecture of the self-storage facility.

Chair Chase opened the public hearing. There were no questions or comments from the public, and the public hearing was closed.

MOTION: Voorhees/Young – To approve Agenda Item 5, a rezoning application from Community Shopping (B-3) to Planned Commerce District (PCD) to provide for a self-storage facility and pet lodge located on the north side of Hillsboro Boulevard, between Lyons Road and Florida's Turnpike subject to the outstanding DRC Comments.

Upon roll call, the Motion passed by a 5-0 vote.

- 6. LEDER HILLSBORO:** A SITE PLAN APPLICATION TO DEVELOP A SELF-STORAGE FACILITY AND PET LODGE TO BE LOCATED AT 4181 WEST HILLSBORO BOULEVARD. (QUASI JUDICIAL)(PUBLIC HEARING)

MOTION: Voorhees/Young – To approve Agenda Item 6, a site plan application to

develop a self-storage facility and pet lodge to be located at 4181 West Hillsboro Boulevard subject to the outstanding DRC Comments.

Upon roll call, the Motion passed by a 5-0 vote.

7. **LEDER HILLSBORO:** A SPECIAL LAND USE APPLICATION TO ALLOW A SELF-STORAGE FACILITY TO BE LOCATED AT 4181 WEST HILLSBORO BOULEVARD. (QUASI JUDICIAL)(PUBLIC HEARING)

MOTION: Voorhees/Honick – To approve Agenda Item 7, a special land use application to allow a self-storage facility to be located at 4181 West Hillsboro Boulevard subject to the outstanding DRC Comments.

Upon roll call, the Motion passed by a 5-0 vote.

8. **LEDER HILLSBORO:** A SPECIAL LAND USE APPLICATION TO ALLOW AN ANIMAL BOARDING FACILITY TO BE LOCATED AT 4181 WEST HILLSBORO BOULEVARD. (QUASI JUDICIAL)(PUBLIC HEARING)

MOTION: Voorhees/Young – To approve Agenda Item 8, a special land use application to allow an animal boarding facility to be located at 4181 West Hillsboro Boulevard subject to the outstanding DRC Comments.

Upon roll call, the Motion passed by a 5-0 vote.